



# Zoning Revision Discussion

January 23, 2006

☀ Special Development Procedures




## Special Development Procedures

- ☀️Amenity Development Option
- ☀️Planned Development Procedure

I know that one of the driving forces for the revision has been to review the current optional method / special development procedures to ensure that the City receives more amenities in return for these development adjustments. These recommendations will streamline what we already have – again the current 6 procedures that were all established for different projects. When a new project came in, spend time determining what procedure it best fits, and then tweaking that through a 6-12 month amendment process to get what want. These options are created to make simpler processes, and to provide amenities. Again in the long line of steps to complete this revision, we're still at the general / broad policy discussion stage. The question is whether MC would like us to continue to develop these two provisions. In the next few slides I've given some general answers to the main questions (what, when, why) but they are provided simply to help MC understand what direction we're going in. As with the other broad policy recommendations we've made to date, today's recommendations could change as new information / research / policy direction comes forward in the process. While MC are welcome to have a discussion on the types of amenities like to see for these procedures / the review process they'd like to see, understand that there will be other opportunities to discuss your opinions as the outline / draft come forward. The list of amenities / development adjustments allowed we expect to be one of the largest discussions in the revision process. As with the rest of the draft there will be other board and citizen input from the review committee on this list and input at hearings, but as discussed earlier – MC have the ultimate authority to determine if these policies achieve the end they want to see for the City.

## What are they?

- ☀ **Amenity Development Option (ADO)**
  - Amenities
  - Development requirement adjustments
- ☀ **Planned Development Procedure (PDP)**
  - Large scale / impact developments
  - Consolidated process
  - Will provide for amenities




ADO allows additional development opportunities above the base requirements in exchange for the provision of additional community benefits, over and above what the base district regulations require. The amenities for which development requirement adjustments will be allowed either not generally found in a zoning ordinance (such as the requirement to provide performance venues), or the amenity requirements provided are more than the average development would be willing to provide under standard regulations (such as the expensive burden to provide underground utilities). These allowances can be applied to *both development and redevelopment*, and are, therefore, an ideal option for a mature city like Rockville.

i. The **PDP will be** a consolidation of the 6 “special development procedures” listed in the current Zoning Ordinance. Unlike the current regulations, this procedure will include a *single* application process that will require input from staff, the Planning Commission, and the Mayor and Council (like the current Planned Residential Unit Development approval process). *Requirements* for approval, however, may vary based on the type of development proposed. Different standards may be included for residential versus mixed use, and/or new development (i.e. “Greenfield development”) versus redevelopment. These standards should be presented in the ordinance in as simplified a manner as possible, such as a development matrix. In addition, amenities and development adjustments may be taken from the Amenity Matrix (see Attachment 2) in approving a **PDP**.

# When will they be applied?

- ☀ **ADO**
  - New development / Redevelopment
  - Under 40 acres?
- ☀ **PDP**
  - 40 acres and above?
  - New Falls Grove / King Farm application
  - Allow for redevelopment too



## Amenity Development Option (ADO)

Amenities

Development requirement adjustments

## Planned Development Procedure (PDP)

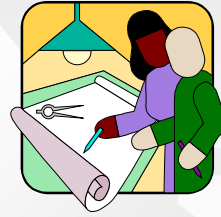
For large scale and impact developments

Consolidated process from current processes

Will provide for amenities

Like the **Amenity Development Option**, where the **PDP** will be allowed in the City will depend on the final base districts to be used. As this will be a combination of existing development options, the current code allowances will be the basis for these locations. The different kinds of developments – mixed use versus solely residential and/or new development versus redevelopment – will be separated by different requirements based in part on location, but will use only one approval process.

## Who Approves?



### ★ ADO

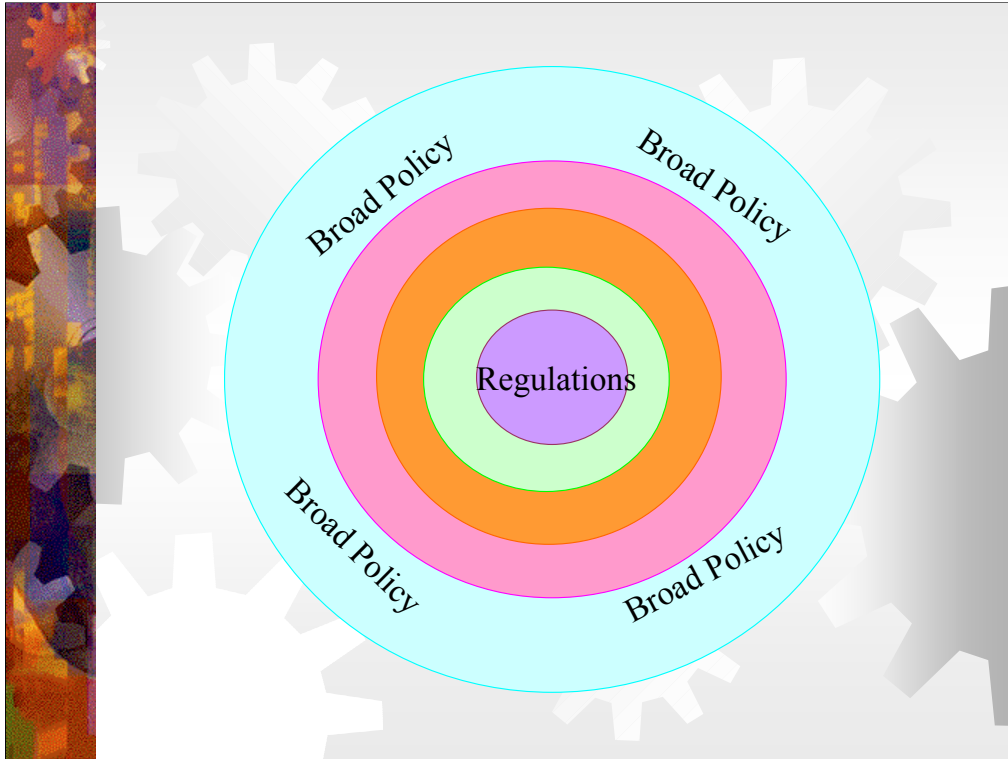
- Staff – minor developments
- Planning Commission – medium developments
- Mayor and Council – only if developer provides amenities outside scope of zoning

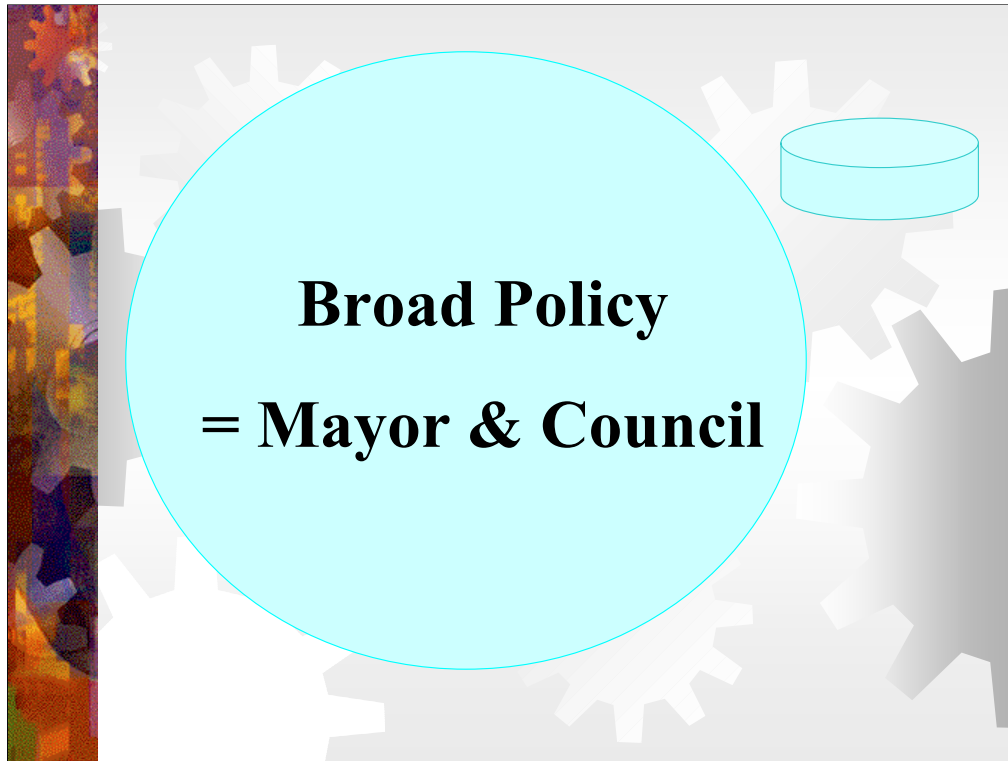
### ★ PDP

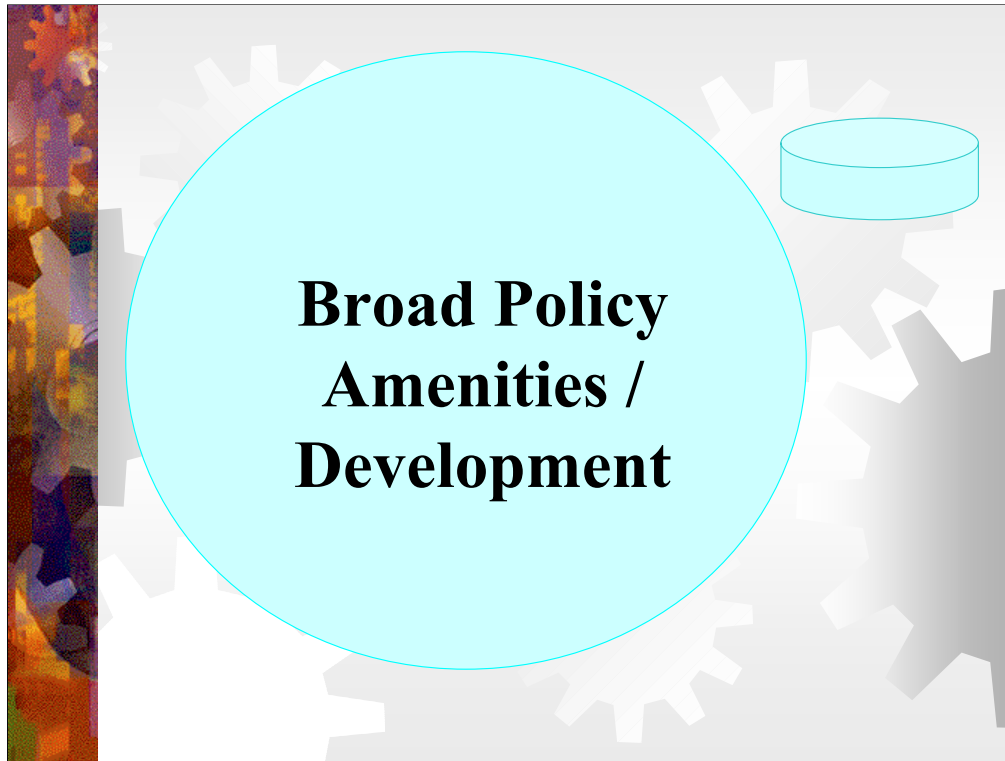
- Same as now
- Mayor / Planning Commission / Staff all involved

There will be provisions in the ordinance clarifying the boundaries between these levels – based on size of project, type of amenities to be provided, type of development regulations to be adjusted – somehow it will be in there.

i. The current approval process for two special development procedures (the Planned Residential Unit Development (PRU) and I-3 Optional Method processes) will be used as the sole approval process for this special development procedure. In particular, the procedure will involve a two-step process of 1) exploratory and 2) detailed applications. As currently is the process for PRU, staff, the Planning Commission and Mayor and Council will be required to review different levels of the application process. Mayor and Council, however, will have final authority for approval of the exploratory application because these developments are of such a size that the Mayor and Council will need to make policy decisions of the impact of these developments on the City.

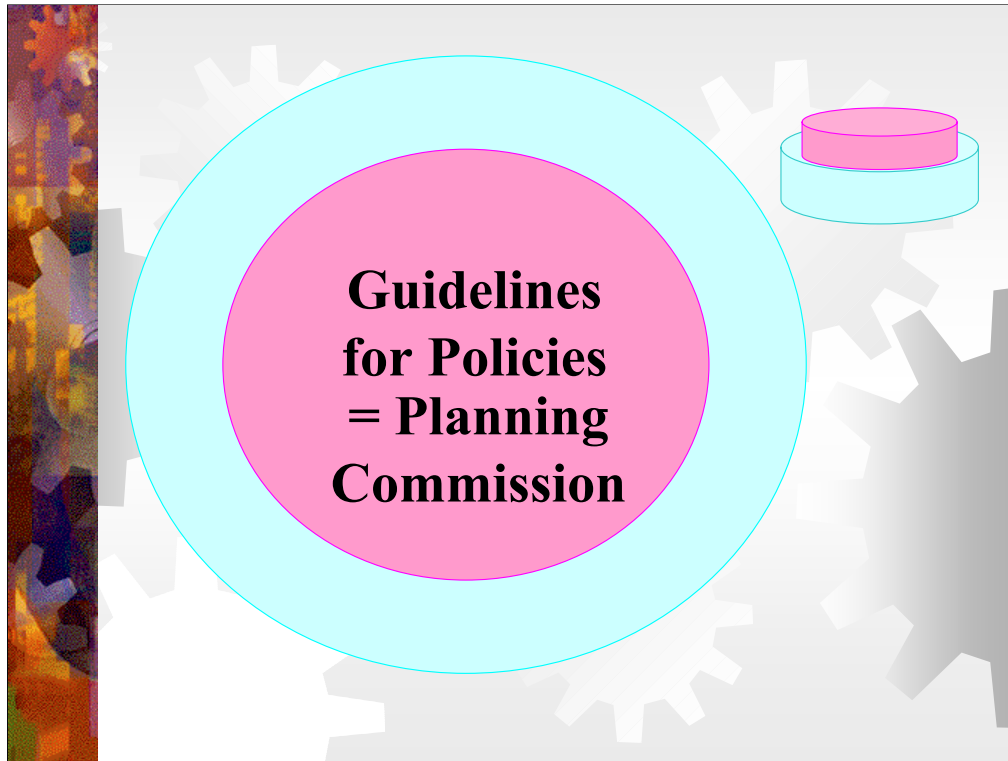


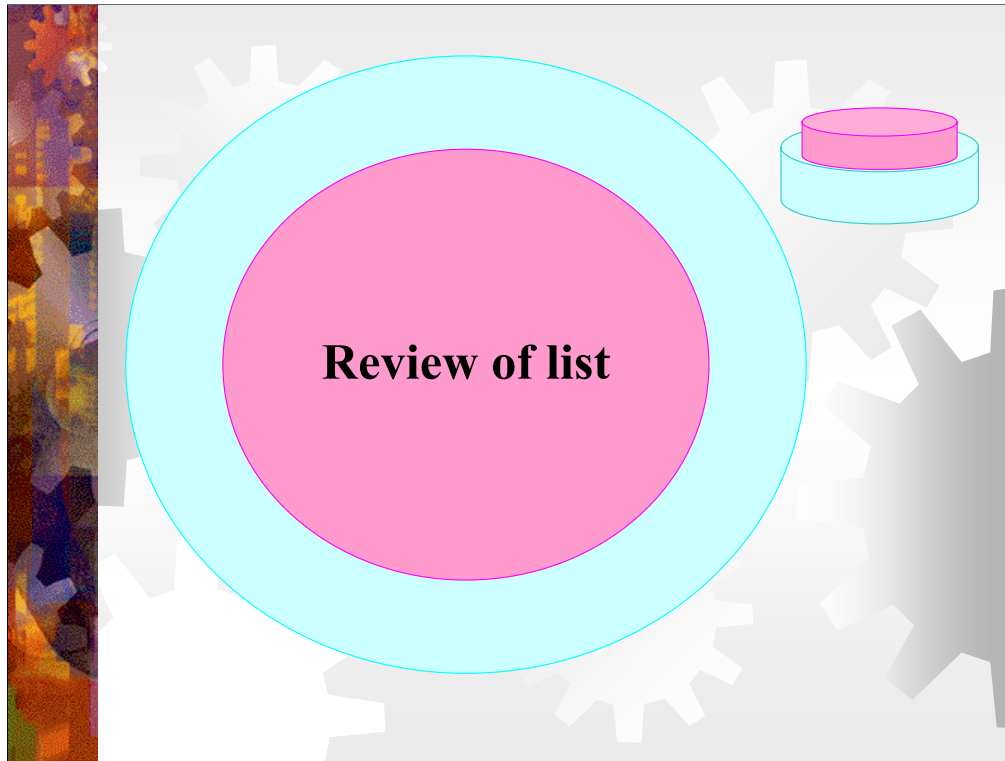




Broad policy –base of what we will create with regard to the ADO and PDP will be decided by MC. These are 1) whether to have them at all and 2) final adoption of what amenities / development adjustments are included in the ordinance.

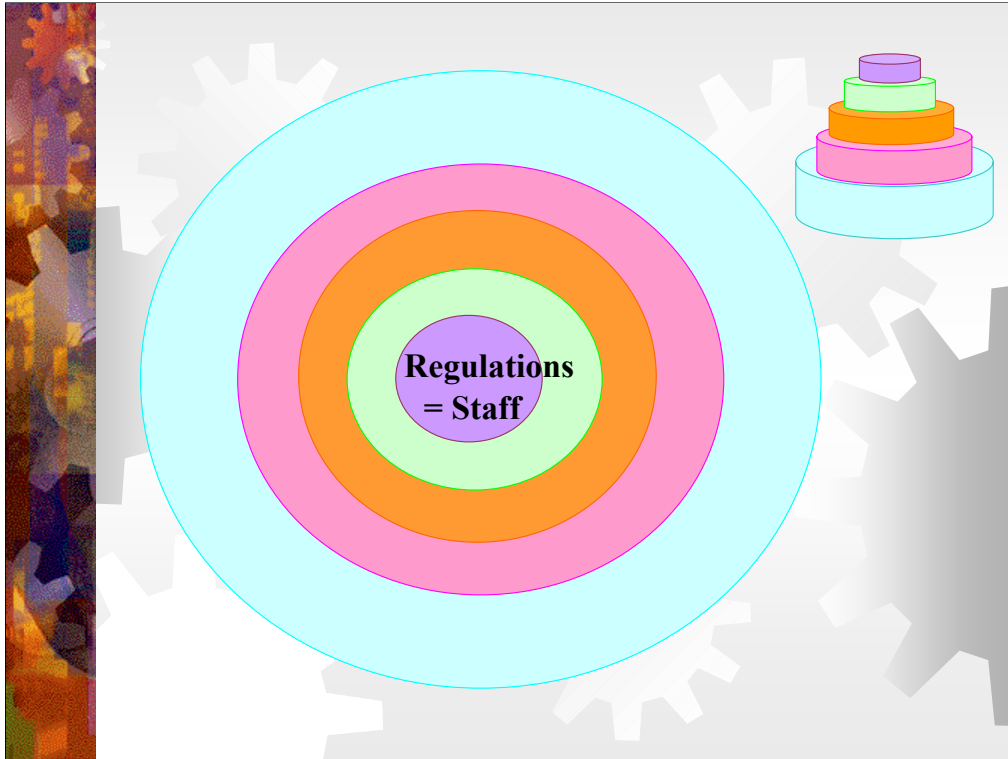


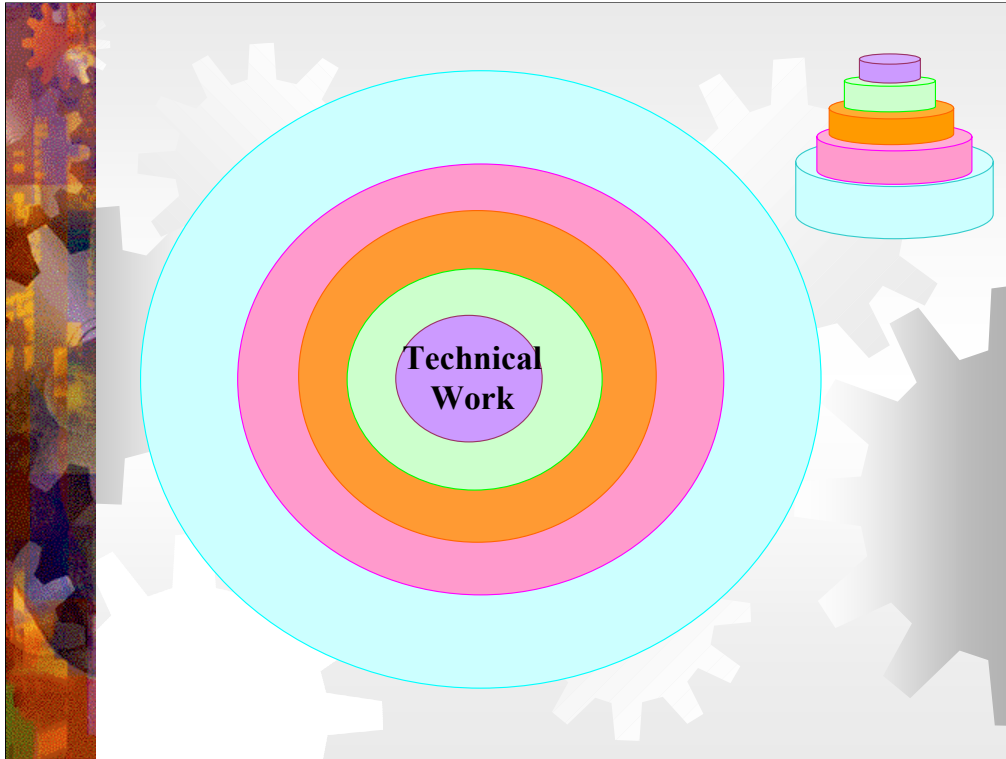




Planning Commission – like other legislation will be reviewing the policies before Mayor and Council and making their recommendations based on their knowledge / experience with land use in the City of what amenities / procedure, etc. should be included.

Also specially included in this step for the zoning revision committee will be the Board / Citizen Review committee to be convened to review the entire document, not just this section. Deadline for citizen applications is this Friday January 27.





Regulations – technical recommendations, drafting, and revisions of the ADO and PDP will be completed by staff.

## Benefits / Burdens



### ☀ ADO

- Benefit – Provides amenities to City
- Burden – Lots of details to iron out

### ☀ PDP

- Benefit – Create quality cohesive design
- Burden – Can have lengthy review for approval

The question again will be where to draw the line between the amenity option and requirements of the ordinance. This line will be easier to draw as we get into the details of the revision - in drafting stage – past the policy discussion – to provide lists of what needs to be included. After that line is drawn, the question will then be what amenities to include. Initial list provided as attachment to you're the agenda has been identified by staff from the list of policy discussed in the competing policy discussions. These are only initial recommendations. Starting point of discussions if you will. At the January 12 meeting, for instance, MC talked a little about the amount of chain stores in new developments – alternative amenity not currently included could be developed to limit the % of chain stores in the development. Again, staff is willing to entertain further discussion of the type of amenities MC would like to include tonight, though there will be further opportunities with later discussions and more developed draft to discuss.

## Other Alternatives

- Floating Zone Possibility
- Overlay Zones
  - Conservation Districts
  - Historic District Overlay



Any Questions?

